

Selectmen's minutes of meeting Dec. 29, 2014

Members present: Patrick Barrett, Jeffrey Gray, Rosario Messina, Lisa Blackmer, Special Town Council Jonathan Silverman, Dolores Harasyko

The meeting is being recorded.

The continuation of the public hearing for Athena Health Care on the application for a special permit to operate a skilled nursing home facility on Route 57, map 201 lot 6 called to order at 7:05 p.m.

Patrick addressed the crowd requesting that everyone state their name and address and address all questions and concerns to the Chair.

Rosario Messina stated that he is invoking the Rule of Necessity due to his father in law being a direct abutter to the proposed facility. Motion by Patrick, second by Jeff to invoke the Rule of Necessity, roll call vote, Patrick yes, Jeffrey yes, Rosario yes.

Bryan Balicki, engineer has prepared answers to questions from the past meeting. They have met with the Conservation Commission and had areas of concerns pointed out to them. They have included updated requirements in the new plans. They met with the Fire Chief and Emergency Management Director to address their concerns. They met to discuss concerns regarding ambulance calls. They agreed to employ a full time emt that is able to go on all calls including calls outside of the nursing home for the town. Discussed the under ground storage tank for the sprinkler systems. Updated the parking for the ambulance. Reviewed the traffic impact. They used a traffic counter at their current nursing home and it proved they were on target with their original data regarding traffic. Construction estimate is 7.1 million dollars. With the current tax rate this will bring in approx. \$92,000 in revenue to the town. There will not be an impact to the police, fire or dpw. They are standing by their statement of hiring 80 local full time employees. They will not be taking or sharing jobs with their current facility. Discussed security, they follow all state codes. All doors remain locked at all times with alarms to alert the staff of anyone trying to leave. They will also provide security bracelets that show where all patients are at all times. There will also be security cameras throughout the building.

They are working on the storm water management plan with an independent company. Wetlands delineation is being worked on. Their hearing with the Conservation Committee has been continued to a future date.

Lisa explained that there is a pier review being done on the wetlands issued. She asked for clarification on the process of hiring local people. They responded that they will have job fairs.

Patrick asked Fire Chief Ralph Morrison in all the years of business at the current facility have there been any lost or wandering patients in the streets or near any body of water. Ralph responded that since Athena has taken over there have not been any police calls regarding any searches. Ralph reviewed the results of his meeting with Athena. They are a secure locked facility. The emt that the nursing home will staff will also service the town. Their water system will supply a fire hydrant available to the town at all times.

Their facility will be a 24 hour facility and they have offered the facility to the town as an emergency shelter. The Fire, Emergency Management Director and Building Inspector are all very happy with the results of their meeting with Athena. They feel it is a great asset to the town.

Bryan reviewed the fenced in area in the back. The patio is fenced, staffed and monitored at all times.

Keven Diel reviewed the fencing at all their facilities. None of them are completely fenced in.

They will provide a job fair and open house.

Lisa asked about the ratio of full time to part time employees. Kevin responded they will fill positions will full time and then go to part time if needed.

Doug Segrin asked if Sharon Zimmer had been notified as an abutter. He stated that they own deeded rights to the stream. Dolores reviewed the certified abutters list. They are not listed. Council Jonathan explained that he would need to review the deeds. He explained that the Town Clerk did follow the Assessors Certified abutters list. Jonathan suggested that Doug pass on the information to the Zimmers. He also suggested documentation be submitted in order to review.

Bryan addressed the spring. They have no intentions to do anything with the spring, it will remain available for use as is.

Susanne O'Connell of Sears Road asked about the location of the spring.

Scott Guidi, Sandisfield Rd., has concerns about the well capacity and usage. He feels it is a high volume of water being taken out of the ground. Bryan responded that the state has to review and approve the well & septic since it is a public water supply.

Frank Dimaris explained that the well & septic system is actually oversized for this facility. There will also be another well drilled next to the main well. It will not affect any surrounding wells or properties. They own enough land surrounding the well to prevent any problems around the neighborhood.

Scott Guidi expressed his concerns about gray water runoffs.

Bryan responded they have 2 very good perc tests. They will also have a state permit regarding gray water.

Jonathan explained that due to conservation and wetlands issues the board will need to continue to another date.

Patrick thanked them and appreciates all their answers to all concerns to date.

Jonathan explained that an independent company Tighe & Bond is doing a study.

Kathleen Segrin asked about questions regarding the conservation committee. Jonathan responded that their may be a need for and NOI, that Athena is waiting for an answer from conservation on whether they need an noi or request for determination.

John Burrows asked who is responsible for the independent study, Jonathan responded the applicant pays the bill but the town picks the company. They are meeting with conservation on the 3rd Tuesday in January.

At 8:00 p.m. motion by Patrick to continue the hearing until Feb. 17, 2015 at 7:00 p.m. at the Old Town Hall. Roll call Patrick, yes, Jeff, yes, Rosario, yes

Regular Selectmen's meeting reconvened at 8:02 p.m.

Dolores contacted M. J. Tuckers, Villa Mia and the New Boston Inn to let them know that the proposed meal tax would be discussed tonight. Lisa reviewed the meals tax. It is .75 per \$100.00. The vendor collects the extra tax and pays online to the state and then is paid quarterly to the town. The revenue to the town will be approx. \$2,000 a year. Barbara Colorio, owner of the New Boston Inn expressed strongly that this is a bad idea and will add to the stress of the three local businesses. She explained that we do not have tourism that draws people to town. She relies on the summer and fall business to carry her through the winter. She is currently struggling. Dolores reviewed her conversations with Tuckers and Villa Mia. They are all struggling. Patrick would like to be on record as stating that he does not support the additional tax. He does not want to target and stress the three businesses. Jeff and Rosario agree with Patrick. Rosario would like to address this in the future if we get more business in town which would make it more effective. We will not move forward with the meals tax.

Dolores reviewed the warrant for the special town meeting. It will be held on Tuesday, January 20, 2015 at 7:00 p.m. There will only be 2 articles, one dealing with vehicle repairs and one to move money from an insurance account to the operation and maintenance account.

The annual grant for the Cultural Council reviewed and signed.

Mail reviewed

Warrants reviewed and signed

Meeting adjourned at 8:30 p.m.

Patrick Barrett

Jeffrey Gray